

# Property Inspection Report

Concerning:

1623 Cantrell Blvd,  
Conroe, TX 77301

Prepared for:

Yuri Popko  
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By:

Cory Alan Haddox, P.E.

Professional Real Estate Inspector

License No.: 20464

2635 North Spring

Spring, TX 77373

Issued: 17 February 2017

Revision: 0

# PROPERTY INSPECTION REPORT

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**Prepared For:** Yuri Popko, 916-705-6461, popkoy@gmail.com

(Name of Client)

**Concerning:** 1623 Cantrell Blvd, Conroe, TX 77301

(Address or Other Identification of Inspected Property)

**By:** Cory Alan Haddox, P.E.,

Professional Real Estate Inspector License # 20464

16 February 2017

(Name and License Number of Inspector )

(Date)

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## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

**THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS.** The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

**ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION.** When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding, and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

**INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.**

### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

#### **Time of Inspection:**

Time at the start of the inspection: 2:15 p.m.

Time at the end of the inspection: 3:45 p.m.

#### **Weather Conditions During Inspection**

At the time of the inspection the weather was clear.

Weather experienced in the days leading up to the inspection was clear

The estimated temperature at the time of the inspection was 65-70°F.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

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## I. STRUCTURAL SYSTEMS

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**A. Foundations**

Type of Foundation(s): Concrete, reinforced

Comments:

1. Exposed reinforcement was noted at the front of the right garage door. See Photo 1.
2. Cracks were found throughout the garage floor. See Photos 2 through 4.
3. A few cracks were observed on the back left of the foundation. See Photo 5.
4. Cracks were noted at the front patio. See Photos 6 and 7.



*Photo 1*



*Photo 2*

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*Photo 3*



*Photo 4*



*Photo 5*



*Photo 6*



*Photo 7*

It is the opinion of the inspector that the foundation was found to be performing as expected for the age of the house. However, the distresses noted here, as well as the separations in the drywall, should be monitored for further movement. As well, the grading and drainage should be improved around the house to ensure water does stand adjacent to the foundation.

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**B. Grading & Drainage – Comments:**

1. The rock landscaping area at the right of the garage was found to be lower than the surrounding concrete. This would not allow water in this area to drain off properly. See Photo 8.
2. To the right of the front entry, a place where the water from the roof was creating a hole in the landscaping was noted. A splash pad is recommended at this location. See Photo 9.
3. The back yard was noted to be graded to drain towards the house. It is recommended that water drain away from a foundation. See Photos 10 and 11.



Photo 8



Photo 9



Photo 10



Photo 11



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**C. Roof Covering Materials**

Type(s) of Roof Covering: Composition Asphalt

Viewed From: Roof surface

Comments:

1. Some damaged and deteriorated shingles, with exposed and rusted nails, were noted. See Photos 12 through 14.
2. Some of the vents were found to be deteriorated and rusted with exposed and rusted nails. See Photos 15 through 18.
3. Signs of shingle replacement were observed in a few locations. See Photos 19 through 22.
4. The cover for the entry point for the electrical service was noted to be rusted. See Photo 23.
5. The flashing around the chimney was found to be deteriorated and rusted, especially on the top side. As well, the caulk on this flashing was observed to be deteriorated. See Photos 24 through 26.
6. The flashing on the bottom side of the chimney was noted to be painted, however, the nails were found to not be covered with caulk properly. This could allow the nails to rust prematurely. See Photo 27.



*Photo 12*



*Photo 13*

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*Photo 14*



*Photo 15*



*Photo 16*



*Photo 17*



*Photo 18*



*Photo 19*



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*Photo 20*



*Photo 21*



*Photo 22*



*Photo 23*



*Photo 24*



*Photo 25*

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*Photo 26*



*Photo 27*

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**D. Roof Structures and Attics**

Viewed From: Attic Interior

Approximate Average Depth of Insulation: 4-6 inches

Approximate Average Thickness of Vertical Insulation: 4-6 inches

Comments:

1. The attic temperature was observed to be higher than expected. This is an indication of poor ventilation and insulation. Improvements to the insulation and ventilation could improve the efficiency of the house.
2. The attic ladder was found to be damaged. See Photo 28.
3. The insulation was noted to be missing or out of place in many places throughout the attic. See Photos 29 through 33.
4. Some of the framing was observed to not be secured properly. See Photo 34.
5. The screen on the right louver was found to be damaged. See Photo 35.



Photo 28



Photo 29

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Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



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**E. Walls (Interior & Exterior) – Comments:**

1. The trim at the garage door was found to be separated. Some of these separations were found to be filled with expandable foam. See Photos 36 and 37.
2. Several brick and mortar separations and repairs of brick separations were noted on the exterior of the house. See Photos 38 through 49.
3. Some of the bricks were observed to be deteriorated and to have voids in the mortar. See Photos 50 through 54.
4. The tile grout in the guest bathroom was found to be separated. See Photos 55 through 59.
5. A few drywall separations were noted throughout the house. See Photo 60.



*Photo 36*



*Photo 37*



*Photo 38*



*Photo 39*



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Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45

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Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51

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*Photo 52*



*Photo 53*



*Photo 54*



*Photo 55*



*Photo 56*



*Photo 57*

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*Photo 58*



*Photo 59*



*Photo 60*



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**F. Ceilings & Floors – Comments:**

1. The tile at the back door was found to be damaged. See Photo 61.
2. A few ceiling drywall separations were noted. See Photos 62 through 65.
3. The area around one of the ceiling vents was observed to have some discoloration and to not be flush with the ceiling. See Photo 65.
4. The ceiling drywall in the garage was found to have some separations. See Photos 66 and 67.



*Photo 61*



*Photo 62*



*Photo 63*



*Photo 64*



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*Photo 65*



*Photo 66*



*Photo 67*

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**G. Doors (Interior & Exterior) – Comments:**

1. The back door lock was found to not function properly.

**H. Windows – Comments:**

1. Screens were noted to be missing from the windows.
2. Expandable foam was found to be used at a window on the right side of the house. See Photo 68.
3. Some of the window seals, although recently replaced, were found to be damaged in a few places. See Photo 69.



*Photo 68*



*Photo 69*

**I. Stairways (Interior & Exterior) – Comments:**

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**J. Fireplace/Chimney – Comments:**

1. The bricks on the chimney were found to be deteriorated and damaged in multiple places. See Photos 70 through 73.
2. The top section of the flue and chimney cap were observed to have been recently replaced. See Photo 74.
3. The mortar chimney cap was noted to be damaged at the corners. See Photos 75 through 77.
4. Debris and rust were found on the inside of the fireplace. See Photos 78 and 79.
5. It is recommended to have the fireplace cleaned and serviced before use.



Photo 70



Photo 71



Photo 72



Photo 73

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Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79

**K. Porches, Balconies, Decks, and Carports – Comments:**

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## II. ELECTRICAL SYSTEMS

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**A. Service Entrance and Panels – Comments:**

1. The service cables were noted to not have a definite drip loop. See Photo 80 and Drawing 1.
2. Also, the service cables were observed to be lower than expected across the back yard. See Photo 81 and Drawing 2.
3. The meter box was noted to be quite rusted. See Photo 82.
4. This 100 amp panel was found to be Brand Sylvania, most likely original to the house, and was noted to located at the back left corner of the house. See Photo 83.
5. The breakers were observed to not be labeled. See Photo 83.
6. A large amount of pest debris was noted to be built up in the bottom of the panel cabinet. See Photo 84.
7. It is recommended to have the panel, meter box and service cables further evaluated by a qualified electrician.

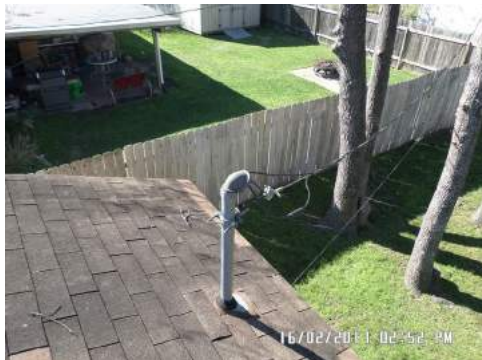
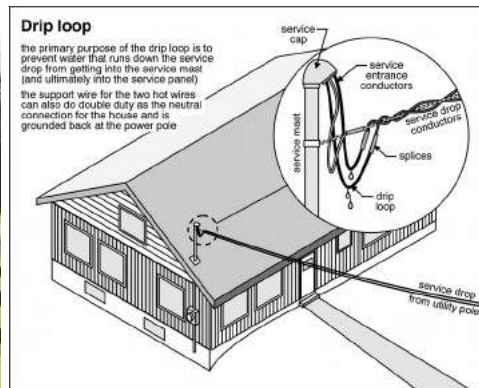


Photo 80



Drawing 1



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Photo 81



Drawing 2



Photo 82



Photo 83



Photo 84

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**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Non metallic sheathed cable (Romex)

Comments:

1. Ground Fault Circuit Interrupter (GFCI) receptacles were noted to be missing or not labeled in several locations. GFCI receptacles should be in all wet and exterior locations.
2. Light fixtures were found at the back of the house. These fixtures did not have bulbs, and appeared to not be in use. As well, a switch cover was observed to be covering one of the junction boxes, however, no switch was found in the box. The remaining opening could allow water into the box. See Photo 85.
3. Some of the smoke detectors were noted to not be functioning at the time of the inspection. As well, a detector was not found outside of the master bedroom. Detectors are expected to be in the sleeping rooms and outside of sleeping areas. This could be a safety hazard.
4. An uncovered incandescent light fixture was found in the front middle bedroom clothes closets. This could be a safety hazard. See Photo 86.
5. The ceiling fan in the front middle bedroom was noted to not be secured to the ceiling properly. See Photo 87.
6. The smoke detector in the front right bedroom was observed to not be secured to the ceiling properly. See Photo 88.
7. The receptacle to the left of the back door was found to not be flush with the wall. See Photo 89.
8. The GFCI receptacle in the master bathroom was noted to not be grounded.
9. A switch in the attic was observed to have a damaged cover. See Photo 90.
10. Junction boxes in the attic were found to not be secured to the framing properly. See Photo 91.



Photo 85



Photo 86

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*Photo 87*



*Photo 88*



*Photo 89*



*Photo 90*



*Photo 91*

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### **III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

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**A. Heating Equipment**

Type of System: Forced air furnace

Energy Source: Gas

Comments:

**B. Cooling Equipment**

Type of System: Split system

Comments:

1. The exterior AC unit was observed to have been manufactured in 1995. See Photo 92.
2. Rust was noted on top of the exterior AC unit. See Photo 93.
3. Interior electrical cables were found to used to power the exterior AC unit. Exterior cabling should be used, or interior cabling should be shielded. See Photo 94.
4. Some rust was observed to be in the overflow pan under the AC unit in the attic. See Photo 95.
5. It is recommended that both the heating and cooling systems be serviced before use and annually thereafter.

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Photo 92



Photo 93



Photo 94



Photo 95

C. Duct System, Chases, and Vents – Comments:



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#### IV. PLUMBING SYSTEM

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**A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter: Front yard to the right, see Photo 96

Location of main water supply valve: Right side of the house, see Photo 97

Location of main gas supply valve: Back right corner of the yard, behind fence

Static water pressure reading: 55 p.s.i. (Acceptable Range 40 – 80 p.s.i.)

Comments:

1. No shut off valve was found for the gas supply system. This could be a safety hazard.
2. The gas supply system was observed to not be bonded. See Photos 98 through 100.
3. The guest bathroom toilet valve was noted to be corroded. See Photo 101.



Photo 96



Photo 97

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Photo 98



Photo 99



Photo 100



Photo 101

**B. Drains, Wastes, and Vents – Comments:**

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**C. Water Heating Equipment**

Energy Source: Gas

Capacity: 40 gallons

Comments:

1. The water heater was found to have been manufactured in 2009. The life expectancy of a typical gas water heater is 9 to 12 years. See Photo 102.
2. The piping at the temperature and pressure relief valve was observed to be corroded. See Photo 103.
3. As well, one of the pipe connections on the top of the heater was noted to be corroded. See Photo 104.

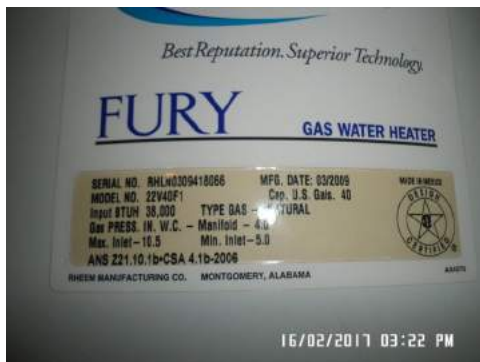


Photo 102



Photo 103



Photo 104

**D. Hydro-Massage Therapy Equipment – Comments:**

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## V. APPLIANCES

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**A. Dishwashers** – Comments:

**B. Food Waste Disposers** – Comments:

**C. Range Hood and Exhaust Systems** – Comments:

**D. Ranges, Cooktops, and Ovens** – Comments:

1. One of the cooktop control knobs was noted to be deteriorated and not able to function properly.
2. An oven light was not found for the oven.

**E. Microwave Ovens** – Comments:

**F. Mechanical Exhaust Vents and Bathroom Heaters** – Comments:

**G. Garage Doors and Operators** – Comments:

**H. Dryer Exhaust Systems** – Comments:



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VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems – Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

C. Outbuildings – Comments:

D. Private Water Wells

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments: